



THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
CITY OF MANVEL §

LARRY AKERY, COUNCIL PLACE 1  
LORRAINE HEHN, COUNCIL PLACE 2  
BRIAN WILMER, COUNCIL PLACE 3  
MELISSA SIFUENTES, COUNCIL PLACE 4  
JASON ALBERT, COUNCIL PLACE 5  
JEROME HUDSON, COUNCIL PLACE 6

DEBRA DAVISON, MAYOR  
KYLE JUNG, CITY MANAGER  
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING  
OF THE CITY OF MANVEL  
SEPTEMBER 4, 2018**

**NOTICE IS HEREBY GIVEN  
5:00 P.M. WORKSHOP – 7:00 P.M. REGULAR SESSION**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City of Manvel will convene a regular meeting at the Manvel City Hall, located at 20025 Hwy 6, Manvel Tx 77578 for the purpose of discussing and if appropriate, take action with respect to the following items:

**NOTE:** The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.**

**BUDGET WORKSHOP**

**Presentation/Discussion on the proposed Fiscal Year 2019 Budget.**

**REGULAR SESSION**

**CALL TO ORDER**

**INSPIRATIONAL READING – MELISSA SIFUENTES**

**PLEDGE –**

*Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."*

**CITIZEN COMMENTS: "COMMENT CARD" REQUIRED**

- o Any Manvel Citizen residing within the Manvel City Limits with business before the Council, **not** scheduled on the Agenda as a **public hearing**, (that has submitted a "comment card") may have three (3) minutes to address the City Council.
- o The Council may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

**PUBLIC HEARING**

**TO HEAR INPUT ON THE 2018 TAX YEAR PROPOSED PROPERTY TAX RATE FOR THE CITY OF MANVEL**

A tax rate of \$0.724715 per \$100 valuation has been proposed for adoption by the governing body of City of Manvel. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of CITY OF MANVEL proposes to use revenue attributable to the tax rate increase for the purposes in the General Fund, will fund \$758,000 in new needs for the City. These include four additional staff persons (3 of which are police personnel), new software/hardware technology, office furniture for public works, and various new capital outlays (police station mobile office, new police vehicle, public works roof repairs, building access controls, parking lot improvements, and street reconstruction project). The Debt Service Fund spending increased \$868,000 to pay for the added debt issued during the year.

<b>PROPOSED TAX RATE</b>	<b>\$0.724715 per \$100</b>
<b>PRECEDING YEAR'S TAX RATE</b>	<b>\$0.570000 per \$100</b>
<b>EFFECTIVE TAX RATE</b>	<b>\$0.571628 per \$100</b>
<b>ROLLBACK TAX RATE</b>	<b>\$0.724715 per \$100</b>

**PUBLIC HEARING**

**TO HEAR INPUT ON THE PROPOSED ANNUAL BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2018 TO SEPTEMBER 30, 2019.**

**THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$1,323,610 or 34.91%, AND OF THAT AMOUNT, \$401,870 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.**

**1. CITY MANAGER UPDATE**

Update on current events and city issues.

**EXECUTIVE SESSION**

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney" and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

*Deliberate the purchase, exchange, lease, or value of real property.*

*Row Abandonment - Holly*

*Row Abandonment - Oleander*

**REGULAR AGENDA**

2. Consideration and possible action to schedule the adoption date for the Fiscal Year 2019 Budget for September 17, 2018.
3. Consideration and possible action to approve the first of two readings of Ordinance 2018-O-32;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.25 ACRES LOCATED AT 7106 WILSON STREET AT MCCOY, BEING LOT 104 (5.00 ACRES) AND LOT 104A1 (1.25 ACRES), MANVEL, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO OPEN SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT WITH SPECIFIC USE PERMIT (O-SFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT, WITH CONDITIONS, TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USES #813110 RELIGIOUS ORGANIZATIONS, #624410 DAYCARE/SCHOOL, #722213 COFFEE SHOP, AND #713940 GYM; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

(TABLED ON 8/13/2018)

4. Consideration and possible action to approve a variance to Section 62-111 of the City Code, as requested by Mr. and Mrs. Hermanson to not have to bring Patterson and Chocolate Bayou up to city standards.
5. Consideration and possible action to vote for one candidate as listed on the ballot for the TML Multistate Intergovernmental Employee Benefits Pool Board of Trustees for TML Region 14.
6. Consideration and possible action to vote for one candidate as listed on the ballot for Places 11-14 of the Board of Trustees for the Texas Municipal Intergovernmental Risk Pool.
7. Consideration and possible action to approve Resolution 2018-R-16;  
A RESOLUTION DESIGNATING A REPRESENTATIVE AND ALTERNATE HOUSTON-GALVESTON AREA COUNCIL 2019 GENERAL ASSEMBLY
8. Consideration and possible action to approve the second and final reading of Ordinance 2018-O-23;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 60' CITY UNIMPROVED RIGHT-OF-WAY BEING OLEANDER STREET, EAST OF BLOCK 1, OF THE TOWN OF MANVEL, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; ABANDONING, AND CLOSING SAID PUBLIC

**UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

**9. Consideration and possible action to approve the second and final reading of Ordinance 2018-O-26;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 60' CITY UNIMPROVED RIGHT-OF-WAY BEING AN 0.345 ACRE TRACT OF LAND LOCATED IN THE M. O'DONNELL SURVEY, BEING A PORTION OF HOLLY STREET, A PUBLIC ROW BASED ON A WIDTH OF 60 FEET RUNNING FROM THE SW ROW OF STATE HWY 6, A PUBLIC ROW BASED ON A WIDTH OF 120 FEET, TO THE NE ROW OF RODGERS STREET BRAZORIA COUNTY, TEXAS CITY OF MANVEL; ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

**10. CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. Acceptance of the City Council Minutes dated August 20, 2018.**
- B. Approve final acceptance of infrastructure improvements for Pomona Section 5 and release the associated maintenance bonds.**
- C. Approve final acceptance of infrastructure improvements for Pomona Section 6 and release the associated maintenance bonds.**
- D. Consideration and possible action to approve the appointment of Devin Jones as recommended by Mayor Davison to the SMDA Board Position #5.**
- E. Approve second and final reading of Ordinance 2018-O-31;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF AN 80.01 ACRE TRACT OF LAND LOCATED SOUTH OF RODEO PALMS PARKWAY AND WEST OF S.H. 288 FROM OPEN PLANNED UNIT DEVELOPMENT (O-PUD) TO SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, SUCH TRACT BEING AN 80.01 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. RAILROAD. CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 44, 45, 46, 52, 53, 54, 55, AND OUT OF A PORTION OF LOTS 43 AND 51, OF THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND NUMBERS 200539091, 2005037434, AND 2005013809 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY (O.R.O.B.C.); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.**

**MAYOR AND COUNCIL COMMENTS**

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- ❖ Expressions of thanks, congratulations, or condolence;
- ❖ Information regarding holiday schedules;
- ❖ An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- ❖ A reminder about an upcoming event organized or sponsored by the governing body;
- ❖ Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- ❖ Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

**ADJOURN**

**CERTIFICATION**

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on August 31, 2018 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS

**NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS**

*A quorum of the Manvel Planning Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the September 4, 2018 meeting of the Manvel City Council. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.*

